

**SPECIAL CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON TUESDAY, NOVEMBER 11, 2025**

The meeting was called to order by Council President Salvatore at 7:00 p.m., the clerk called the roll and the following Members of Council answered:

TROYER, DUFOUR, POINDEXTER, MENCINI, McCORKLE, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Service Director Beyer and Economic Development Commissioner Marnacheck. Councilman Roberts excused.

DISCUSSION:

1. AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE OF PARCELS OF REAL PROPERTY FROM HSG BP DEVELOPMENT, LLC; APPROVING A RECONVEYANCE OF SAID PARCELS TO HSG BP DEVELOPMENT, LLC AS PROVIDED BY SECTION 5709.41(B) OF THE OHIO REVISED CODE; AUTHORIZING A TRANSFER AND INDEMNIFICATION AGREEMENT IN CONNECTION WITH SUCH REAL PROPERTY TRANSFER; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

In attendance: Representative, Caleb Bell of Bricker-Graydon.

Mayor Orcutt stated this project of the 176 acres, former Ford foundry plant, will have many pieces of legislation forthcoming. Exhibit B shows the master plan for the City of Brook Park since 2012. This is called, basically, a housekeeping item for TIF financing programs that are utilized for economic development in communities. This legislation is asking Council to approve the conveying parcels of property from Haslam Sports Group BP Development, LLC to the City of Brook Park and then return back. The second (2nd) Whereas describes what will be put on the property, non-binding. Most importantly, on page two (2) the second (2nd) full Whereas describes the type of TIF's coming to the City of Brook Park. For Tiff the city must hold title to property of parcels in order to apply. On page one (1) first (1st) Whereas speaks to exhibit A and last Whereas explains the three (3) parcels the city will take ownership of temporarily; with description of what parcels of land will be returned. One (1) criteria is the city must be involved with urban development as shown in Exhibit B - Brook Park Master Plan page three (3) and throughout the whole document explains economic development, that is currently in progress. Page 10 shows a map that is very important for development of the 176 acres and exhibit C is the transfer and indemnification agreement between the City of Brook Park and Haslam Sports Group, LLC.

Discussion - Questions:

Mr. Troyer stated to Mayor Orcutt a concern is a series of Tiff monies to make this work and to pay off the note.

Mayor Orcutt responded that development agreement is being worked on and the big picture with the 176 acres is a stadium and parking lot called one (1) area and then the mixed-use area. Dedication or non-dedication of roads will have to be negotiated and the note you're talking about is the city will have to work with Admissions; Parking and Income Tax agreements in order to participate, anything else will be separate. Another part of the project is to be able to provide incentives for the development with part of those incentives helping in and around the area. For monies to be brought back and utilized for public infrastructure and things of that nature. The difference between the TIF's is being able to spend monies on certain things versus spending money on other things. Part of exhibit C is great security for the City of Brook Park.

Caleb Bell
100 S. Third Street
Columbus, OH

Mr. Mencini thanked Mayor Orcutt for including the Master Plan and there are so many moving parts of this project. Is this the first part of project over there?

Mayor Orcutt responded this takes the land with security that the city has and then gives back to Haslam Group; to create a new neighboring authority. Every piece will be unique in building this with long-term sustainability and to make money, in order to pay for this.

Mr. Scott stated in layman's terms what is a Tiff and how does it work?

Mr. Bell responded the word TIFF is Tax-Increment-Financing and broken down means everyone who owns property pays property taxes. If there are empty ground monies are only being paid on the land value. If a building is built on that land that creates an increment for the new value of land, that is what TIFF is about. TIFF captures tax revenue for new development and puts into a special bucket instead of going to where the law authorizes them to go i.e. schools, county, city taxes, etc. TIFF is a legal process that the city has ability to change how to use those monies and put back into Brook Park; that Council controls.

Mr. Dufour asked is this anticipated to be under one (1) Tiff or different areas.

Mr. Bell responded there are a number of choices that will include the property owners, the city team and a number of others. A site like this there will be multiple TIF's used in longer; shorter and multiple layers that must be looked at.

Discussion - questions: cont.

Mr. Poindexter asked will this put the city in a better position to get TIF's. Can that go to other areas such as labor agreements and things of that nature?

Mr. Bell responded think this type of TIFF is not the spot to leverage that type of community benefit. The community benefit can come through the NCA process for the long-term ownership of the aspect being managed.

Mr. Troyer stated with this property TIFF how will the city's Community Reinvestment Area (CRA) be on the table, after the 15 years.

Mr. Bell responded the CRA is a property tax tool and Ohio law has certain ways in which priority applies. The CRA takes over the TIFF meaning the property owner can pay a lesser bill with the TIFF; kicking in after the 15 years, it's basically up to the property owner i.e. at the 16th year.

Mr. Mencini stated with this bucket that Council controls would funds have to be used related to the project?

Mr. Bell responded the poor aspects of using the TIFF is where and how the monies can be used. Ohio law sets the general rules for these different types of TIF's. When Council comes forward for choosing which TIF's might apply is being done with property owners involved in the partnership. Fundamentally, the city's finance director has the legal responsibility to hold the money in that fund, use the money for the authorized purposes that Council has authorized. Council has certain parameters that can be maneuvered and what typically happens is Council come to some sort of agreement allowing the finance director to use monies from that fund towards that project.

Mayor Orcutt mentioned the type of TIF being used will be negotiated with this project having long-term sustainability and not failing after 20 years.

Mr. Salvatore thanked Mr. Bell for participating and stated this will appear on tomorrow's Special Council agenda. This meeting was called for informational purposes and to get questions answered.

Motion by Mr. Mencini, supported by Mr. Dufour, discussed.

ROLL CALL: AYES: Mencini, Dufour, Troyer, Poindexter, McCorkle, Scott

NAYS: Unanimous.

There being no further business to come before this meeting a **motion** by Mr. Dufour, supported by Mr. Mencini, to adjourn.

ROLL CALL: AYES: Dufour, Mencini, McCorkle, Scott, Troyer, Poindexter
NAYS: Unanimous.

Council President Salvatore declared this meeting adjourned at 7:43 p.m.

RESPECTFULLY SUBMITTED 
Carol Johnson
Clerk of Council

APPROVED December 16, 2025

THESE MEETING MINUTES APPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.